

32701

MTC 40246 MS
WARRANTY DEED

Vol. M97 Page 4231

VERNON HADDELAND and MARLENE HADDELAND, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MICHAEL D. SOWERS and JULIA M. SOWERS, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

LOT 42 OF LEWIS TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1528 IVORY STREET, KLAMATH FALLS, OR 97603

Dated this 27th day of January, 1997

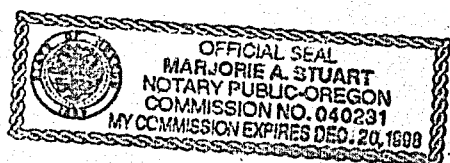
Vernon Haddeland
VERNON HADDELAND

Marlene Haddeland
MARLENE HADDELAND

STATE OF Oregon
COUNTY OF Klamath SS. January 27 1997

Personally appeared the above named Vernon Haddeland and Marlene Haddeland

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT40246-MS

Return to:
MICHAEL D. SOWERS
1528 IVORY STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 11th day of February A.D., 1997
at 11:47 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 4231

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.

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